139.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,900 /	725,900
					USE VALUE:	725,900 /	725,900
					ASSESSED:	725,900 /	725,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARULLO PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	7 PLEASANT VIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 1583 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	176,000	400	549,500	725,900
Total Card	0.146	176,000	400	549,500	725,900
Total Parcel	0.146	176,000	400	549,500	725,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.65 | /Parcel: 458.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89433
GIS Ref:
GIS Ref:
Insp Date: 07/01/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	176,000	400	6,350.	549,500	725,900	725,900	Year End Roll	12/18/2019
2019	101	FV	159,400	400	6,350.	580,000	739,800	739,800	Year End Roll	1/3/2019
2018	101	FV	159,400	400	6,350.	427,400	587,200	587,200	Year End Roll	12/20/2017
2017	101	FV	159,400	400	6,350.	409,000	568,800	568,800	Year End Roll	1/3/2017
2016	101	FV	170,100	400	6,350.	378,500	549,000	549,000	Year End	1/4/2016
2015	101	FV	169,200	400	6,350.	317,500	487,100	487,100	Year End Roll	12/11/2014
2014	101	FV	169,200	400	6,350.	310,100	479,700	479,700	Year End Roll	12/16/2013
2013	101	FV	193,400	400	6,350.	295,500	489,300	489,300		12/13/2012

!10764!

PRINT

Date	Time
12/11/20	01:02:26

LAST REV

Date	Time
07/01/19	08:19:10
danam	

USER DEFINED

Prior Id # 1:	89433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10764

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20712-593		8/1/1990		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2015	540	Re-Roof	9,286					

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2019	Meas/Inspect	DGM	D Mann
2/2/2016	Meas/Inspect	PC	PHIL C
6/4/2015	Permit Insp	PC	PHIL C
6/6/2013	Meas/Inspect	JBS	JOHN S
11/19/2008	Meas/Inspect	345	PATRIOT
1/13/2000	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA: 0.14578 | Total SF/SM: 6350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 549,452 | Spl Credit | Total: 549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	127.475
Other Features:	78056
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273364
Depreciation:	97318
Depreciated Total:	176047

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

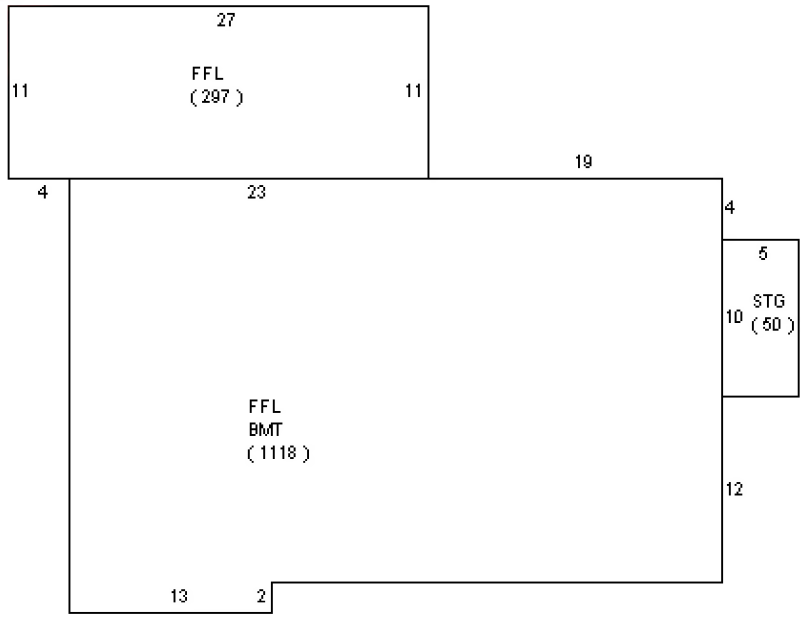
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	114.73
Special Features:	0	Val/Su Net:	68.14
Final Total:	176000	Val/Su SzAd	124.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,415	127.480	180,378
BMT	Basement	1,118	40.080	44,807
STG	Storage	50	9.940	497

Net Sketched Area:	2,583			Total:	225,682
Size Ad	1415	Gross Are	2583	FinArea	1583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1970	5.38	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400